

**MINUTES
VILLAGE OF LAKE PARK
PLANNING BOARD
3801 LAKE PARK ROAD, LAKE PARK, NC
NOVEMBER 19, 2019**

Planning Board Members Present: Jonathan McDaniel, Bjarne Hansen, Rob Bowlin and Harrison Walser.

Village Attorney: Ken Swain

Zoning Administrator: Cheri Clark

Call to Order: Jonathan McDaniel called the November 19, 2019 meeting to order.

Pledge of Allegiance: Jonathan McDaniel led the Pledge of Allegiance.

Public Comments: There were no public comments.

Approval of Minutes: Bjarne Hansen made the motion to approve the October 15, 2019 Planning Board minutes as presented. Harrison Walser seconded the motion. Vote – Unanimous.

Changes to the Agenda: There were no changes to the Agenda.

Text Amendment Changes: Attorney Ken Swain shared that on the proposed Solar Panel text amendment, the suggested change from the consultant to limit the number of solar panels on a piece of residential property is stated in 9.12.5 Additional Standards for Ground Mounted Solar Energy Panels

- (A) The number and combined surface area of solar panels installed shall not exceed the amount reasonably necessary to provide the statutorily enumerated services (see NCGS 160A - 201(a) for the individual residence which they serve.

Bjarne Hansen made a motion to approve the Solar Panel Text Amendment recommendation by the Planning Board. Rob Bowlin seconded the motion. Vote – Unanimous.

The Lake Park Planning Board, based upon the submission and request for consideration by staff, recommends that the Village Council authorize the necessary notice and public hearing to implement text amendments to Article 9- Development Standards of the Village Unified Development Ordinance with such changes being included with new Section 9.12 which are attached hereto and incorporated by reference as if fully set out herein.

The Planning Board, after discussion and meeting, has found that proposed amendments set forth above to the Village of Lake Park Unified Development Ordinance, which serves as the comprehensive zoning plan for the

Village, are consistent with the plan in that the amendments serve to provide standards and regulation of solar panel energy installation related to location, height, screening and other aspects of such an installation as well as insure that the Village complies with state legislative provisions regarding allowance of such installations.

Furthermore, the Village of Lake Park Planning Board has found that these proposed amendments to the Village of Lake Park Unified Development Ordinance are reasonable and in the public interest since they provide specific standards and regulations regarding the installation of a specific type of energy producing equipment that is not commonly in current use within the Village. These standards and regulations serving to provide general uniformity for such installations yet also promote allowance of such technology.

Attorney Ken Swain shared that the following text amendment changes have been proposed for Industrial Fences.

9.3.3 Exceptions and Modifications for Fences and Walls.

The following exceptions and modifications to the standards set forth in 9.3.2 shall be permitted for fences and walls within the Industrial District, as well as for uses classified in the Utilities Category in Section 8.3.10.

- (A) In addition to the permitted materials specified in 9.3.2(A)(1), fences constructed of chain link (coated or uncoated) are permitted along side and rear property lines, provided that the buffer and/or required screening is in place and the fence is erected on the interior side of the buffer.
- (B) In addition to the permitted materials specified in 9.3.2(A)(1), fences constructed of vinyl coated chain link (either black or dark green) are permitted along front property lines, provided that the required street yard landscaping is in place and the fence is on the interior side of the landscaped area.
- (C) Fences are permitted to have a maximum height of eight (8) feet.
- (D) Fences shall be of a uniform height along all property lines, except that fencing installed along a front property line or other street fronting property line may be shorter than fencing installed along side and rear property lines.
- (E) Decorative columns or posts are not required for Industrial fences and walls nor are breaks or changes in the wall plane.

Bjarne Hansen made a motion to approve the Industrial Fence Text Amendment recommendations by the Planning Board. Rob Bowlin seconded the motion. Vote – Unanimous.

The Lake Park Planning Board, based upon the submission and request for consideration by staff, recommends that the Village Council authorize the necessary notice and public hearing to implement text amendments to the UDO which are attached hereto and incorporated by reference as if fully set

out herein, those changes to be contained within a new code provision identified as "9.3.3 Exception and Modifications for Fences and Walls."

The Planning Board has found that proposed amendments set forth above to the Village of Lake Park Unified Development Ordinance, which serves as the comprehensive zoning plan for the Village, are consistent with the plan since the proposed amendments serve to provide exceptions and modification provisions for fences and walls that would be more appropriate for properties both in the industrial zoning district and falling under the utilities category contained within section 8.3.10. These provisions being directed towards, but not limited to, enhancing protection of the public, providing greater security for industrial use properties, providing greater security for utility uses as defined with the ordinance, providing protection of valuable pieces of property from damage or vandalism, and other needs best suited for these types of properties or uses.

Furthermore, the Planning Board has found that the proposed amendments to the Village of Lake Park Unified Development Ordinance are reasonable and in the public interest in that it provides local legislation which specifies exceptions and modifications to wall and fencing requirements for industrial properties that will provide greater protection to the public, give more adequate security and assist in the prevention and deterrence or damage, theft or vandalism to valuable or and potentially dangerous properties.

Board Comments: Rob Bowlin shared that he is resigning from Planning Board effective at the close of tonight's meeting.

Rob Bowlin made the motion to adopt the 2020 Planning Board Calendar. Harrison Walser seconded the motion. Vote – Unanimous.

Setting Agenda for Next Month's Meeting: No changes to the Agenda.

Adjourn: Rob Bowlin made the motion to adjourn. Bjarne Hansen seconded the motion. Vote – Unanimous.

Respectfully Submitted,



Cheri Clark
Village Administrator

